



John T. Auberger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 3, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Michelle M. Betters

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Keith J. Rockcastle

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

- 1. Applicant:** James S. Spears
Location: 63 Lowden Point Road
Mon. Co. Tax No.: 026.15-4-23
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 15 ft. round, aboveground pool to be located a waterfront yard, where accessory structures, including pools, are permitted in rear yards only. Sec. 211-11 E (3)

- 2. Applicant:** Richard E. Schultz
Location: 142 Stone Road
Mon. Co. Tax No.: 060.74-5-5
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing deck, (approximately 224 sq. ft.) to be located in a side yard, where accessory structures, including decks, are permitted in rear yards only. Sec. 211-11 E (1)

- 3. Applicant:** Salvatore's Pizzeria
Location: 2496 West Ridge Road
Mon. Co. Tax No.: 074.14-2-12
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed second (west side) building-mounted sign, with a sign area of 40.0 sq. ft., instead of the one (1) 32.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(c)[1], Table VII

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- 4. Applicant:** Texas Roadhouse
Location: 1946 & 1960 West Ridge Road
Mon. Co. Tax No.: 074.15-11-27 & 074.16-2-22
Zoning District: BR (Restricted Business)
Request:
- a) An area variance for a proposed freestanding restaurant to have a front setback 60.6 ft., measured from the west right-of-way line of Latona Road (aka Fetzner Road), instead of the 85.0 ft. minimum required. Sec. 211-17 B (4), Table III
 - b) An area variance for 378 parking spaces instead of the 609 parking spaces required. Sec. 211-45 N(3)(B); Sec. 211-45 N (4); Sec. 211-45 P; Sec. 211-45 Q; Sec. 211-45 S (1); Sec. 211-45 Z
 - c) An area variance for proposed lot coverage of 22.9%, instead of the 15% maximum permitted. Sec. 211-17 B (4), Table III
 - d) An area variance for a proposed second (south side) building-mounted sign, with a sign area of 229.8 sq. ft., instead of the one (1) 50.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII
- 5. Applicant:** Auction Direct USA
Location: 4350 West Ridge Road
Mon. Co. Tax No.: 073.01-1-7
Zoning District: BG (General Business)
Request: A special use permit to operate a business for the sale, lease or rental of new and used cars and trucks, including related repair or service facilities; and for outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]

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NEW BUSINESS:

- 1. Applicant:** Brian Rockafellow
Location: 1089 Bennington Drive
Mon. Co. Tax No.: 060.51-2-46
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for existing lot coverage of 27.9%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

- 2. Applicant:** Ross A. & Deborah A. Mundorff
Location: 44 Lowden Point Road
Mon. Co. Tax No.: 026.15-2-20
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 24 ft. round, aboveground pool to be located in a waterfront yard, where accessory structures, including pools, are permitted in rear yards only. Sec. 211-11 E (3)

- 3. Applicant:** Jason L. Hinkleman
Location: 140 Maiden Lane
Mon. Co. Tax No.: 060.80-3-21
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed detached garage addition (20.0 ft. x 30.0 ft.; 600.0 sq. ft.), resulting in a total gross floor area of 1068.0 sq. ft. for all existing and proposed accessory structures and attached garage, where 800 sq. ft. is the maximum gross floor area permitted for lots under 16,000 sq. ft. in area. Sec. 211-11 E (1), Table I

b) An area variance for a proposed detached garage addition (20.0 ft. x 30.0 ft.; 600.0 sq. ft.), to have a (east) side setback of 3.0 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 E (1), Table I

c) An area variance for proposed lot coverage of 33.6%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

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- 4. Applicant:** John R. Watkins
Location: 3273 Edgemere Drive
Mon. Co. Tax No.: 026.39-3-3
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed house, following demolition of an existing house, to have a front setback of 20.0 ft., (measured from the south right-of-way of Edgemere Drive), instead of the 30.0 ft. minimum required. Sec. 211-11 D (1)(a) & Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed house, following demolition of an existing house, to have a rear setback of 23.1 ft., instead of the 27.0 ft. minimum required. Sec. 211-11 D (2), Table I
 - c) An area variance for proposed lot coverage of 30%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
- 5. Applicant:** Theodore LePage, MD
Location: 2660 & 2664 Ridgeway Avenue
Mon. Co. Tax No.: 089.03-1-2.112 & 089.03-1-5.1
Zoning District: CHC (Central Health Care) & R1-18 (Single-Family Residential)
Request:
- a) An area variance for a portion of a proposed parking area to be located on an adjoining parcel, where all parking spaces shall be located on the same lot or business center as the use for which they are provided. Sec. 211-42
 - b) An area variance for a proposed parking area to be located 1.0 ft. from a Central Health Care District boundary line, instead of the 100.0 ft. minimum required. Sec. 211-15 C (1) (b)

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

TBD

ADJOURNMENT

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